

INTER-OFFICE COMMUNICATION

9702-635

"BOSTON PUBLIC LIBRARY"

TO R. Hazen
AT May 6, 1964
FROM J. Stainton
AT

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BOSTON REDEVELOPMENT AUTHORITY
Library

ATTENTION:

SUBJECT South End Plan

Let me make it clear that I don't regard the South End "Black Book" as a Plan - 90% of it is a quantification of previously established givens - Therefore, don't read into it things that aren't there.

Much of the South End Plan as presented last night is based on optimism - hope that new investment in housing will take place in some rather unpromising places - which is something of a gamble to say the least.

Some specific issues that need to be considered -

1. Can we really reach a solution on Lower Roxbury?
One alternative is to cut it out of the present project with the recognition it should not be planned and developed until some later time. The market in this area is likely to be weak - particularly in the area below Washington Street. Higher rents due to added foundation costs will also have an adverse effect.
2. Albany Street - In my opinion there is no land use or traffic reason justifying the expense of constructing a new road along the South East Expressway.
3. The 1500 parking garage - The ^{no. of spaces} ~~site~~ is probably O.K. in terms of need, but unless ^{the garage} ~~it~~ is almost free to its users - they will make some other arrangement. It is more realistic to develop surface parking - at least during the life of the plan - most of the South Department Site could be used for this purpose rather than for housing as proposed.

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4. The planning statements last night tend to by-pass any clear concept of what this area's function will be in the future. For example, is the skid row population going to be relocated to another area of the City? Is it going to remain? Or are we counting on it drying up? Our proposals for action should relate somewhat more directly to this type of problem.

Our relocation figures indicate large numbers of low income people will be moving to other parts of the City - Is this acceptable? Are there alternatives?

JS/mrf

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